

Fill in this information to identify the case:

Debtor 1 BRIAN D. WELSH

Debtor 2 AMY L. WELSH
(Spouse, if filing)

United States Bankruptcy Court for the: Western District of Pennsylvania
(State)

Case Number: 20-20726CMB

Form 4100N

Notice of Final Cure Payment

10/15

File a separate notice for each creditor.

According to Bankruptcy Rule 3002.1(f), the trustee gives notice that the amount required to cure the prepetition default in the claim below has been paid in full and the debtor(s) have completed all payments under the plan.

Part 1: Mortgage Information

Name of creditor: PNC BANK NA Court claim no. (if known): 10

Last 4 digits of any number you use to identify the debtor's account 3 2 5 0

Property Address: 384 KENNETH DR
BELLE VERNON PA 15014

Part 2: Cure Amount

Total cure disbursements made by the trustee:	Amount
a. Allowed prepetition arrearage:	(a) \$ <u>4,683.57</u>
b. Prepetition arrearage paid by the trustee:	(b) \$ <u>4,683.57</u>
c. Amount of postpetition fees, expenses, and charges recoverable under Bankruptcy Rule 3002.1(c):	(c) \$ <u>0.00</u>
d. Amount of postpetition fees, expenses, and charges recoverable under Bankruptcy Rule 3002.1(c) and paid by the trustee:	(d) \$ <u>0.00</u>
e. Allowed postpetition arrearage:	(e) \$ <u>0.00</u>
f. Postpetition arrearage paid by the trustee:	+ (f) \$ <u>0.00</u>
g. Total. Add lines b, d, and f.	(g) \$ <u>4,683.57</u>

Part 3: Postpetition Mortgage Payment


Check one

Mortgage is paid through the trustee.

Current monthly mortgage payment

\$ \$1,166.52

The next postpetition payment is due on

5 / 1 / 2025
MM / DD / YYYY Mortgage is paid directly by the debtor(s).

Debtor 1 BRIAN D. WELSH
Name

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Part 4: A Response Is Required By Bankruptcy Rule 3002.1(g)

Under Bankruptcy Rule 3002.1(g), the creditor must file and serve on the debtor(s), their counsel, and the trustee, within 21 days after service of this notice, a statement indicating whether the creditor agrees that the debtor(s) have paid in full the amount required to cure the default and stating whether the debtor(s) have (i) paid all outstanding postpetition fees, costs, and escrow amounts due, and (ii) consistent with § 1322(b)(5) of the Bankruptcy Code, are current on all postpetition payments as of the date of the response. Failure to file and serve the statement may subject the creditor to further action of the court, including possible sanctions.

To assist in reconciling the claim, a history of payments made by the trustee is attached to copies of this notice sent to the debtor(s) and the creditor.

/s/ Ronda J. Winnecour
Signature

Date 05/27/2025

Trustee Ronda J. Winnecour

Address CHAPTER 13 TRUSTEE WD PA
600 GRANT STREET
SUITE 3250 US STEEL TWR
PITTSBURGH, PA 15219

Contact phone (412) 471-5566

Email cmecf@chapter13trusteewdpa.com

Debtor 1 **BRIAN D. WELSH**
Name

Case number (if known) **20-20726CMB**

Disbursement History

Date	Check #	Name	Posting Type	Amount
<u>MORTGAGE ARR. (Part 2 (b))</u>				
02/26/2024	1293499	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	496.18
03/26/2024	1296150	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	533.79
04/25/2024	1298813	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	913.67
05/29/2024	1301520	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	959.43
06/25/2024	1304046	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	959.43
07/25/2024	1306656	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	719.25
08/26/2024	1309213	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	101.82
				<hr/> 4,683.57

MORTGAGE REGULAR PAYMENT (Part 3)

08/25/2020	1170429	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,114.77
09/28/2020	1173531	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,637.41
01/25/2021	1185617	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,940.35
02/22/2021	1188739	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,941.49
04/26/2021	1195283	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,785.59
06/25/2021	1201581	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,249.81
07/26/2021	1204782	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	756.14
08/26/2021	1207930	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	708.83
09/24/2021	1211030	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,370.30
10/25/2021	1214106	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,370.21
11/22/2021	1217142	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,390.20
12/23/2021	1220217	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,393.69
01/26/2022	1223280	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,404.24
02/23/2022	1226152	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,414.07
03/25/2022	1229124	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,428.89
04/26/2022	1232162	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,439.55
05/25/2022	1235205	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,690.89
06/27/2022	1238228	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,701.69
07/26/2022	1241164	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,467.35
08/24/2022	1244047	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,573.55
09/27/2022	1246929	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,482.37
10/25/2022	1249730	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,458.03
11/23/2022	1252523	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,561.00
12/22/2022	1255264	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,566.10
02/23/2023	1260586	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,474.71
03/28/2023	1263373	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,481.74
04/25/2023	1266181	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,482.19
05/25/2023	1269051	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,485.06
06/26/2023	1271940	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,491.04
07/25/2023	1274684	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,491.40
08/25/2023	1277466	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,474.55
09/26/2023	1280197	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,470.73
10/25/2023	1282907	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,475.48
11/27/2023	1285585	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,475.72
01/26/2024	1290855	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	2,950.41
02/26/2024	1293499	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,217.53
03/26/2024	1296150	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,124.36
04/25/2024	1298813	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,124.36
05/29/2024	1301520	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,124.36
06/25/2024	1304046	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,124.36
07/25/2024	1306656	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,364.54
08/26/2024	1309213	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,164.39
09/25/2024	1311812	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,164.39
10/25/2024	1314339	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,164.39
12/23/2024	1319295	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	2,001.99
01/28/2025	1321799	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,055.46
02/25/2025	1324215	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,869.19
04/25/2025	1329180	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	463.85
				<hr/> 68,562.72

CERTIFICATE OF SERVICE

I hereby certify that on the date shown below, I served a true and correct copy of Notice of Final Cure Payment upon the following, by regular United States mail, postage prepaid, addressed as follows:

BRIAN D. WELSH
AMY L. WELSH
384 KENNETH DRIVE
BELLE VERNON, PA 15012

CHRISTOPHER M FRYE ESQ
STEIDL & STEINBERG PC
436 SEVENTH AVE STE 322
KOPPERS BUILDING
PITTSBURGH, PA 15219

PNC BANK NA
3232 NEWMARK DR
MIAMISBURG, OH 45342

KML LAW GROUP PC*
701 MARKET ST STE 5000
PHILADELPHIA, PA 19106

5/27/25

/s/ Roberta Saunier

Administrative Assistant
Office of the Chapter 13 Trustee